

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
S/E Corner Big Falls Road and Hicks Road
(17909 Big Falls Road) * ZONING COMMISSIONER
7th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *

William E. Burns * Case No. 99-427-SPH
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, William E. Burns, through his attorney, J. Neil Lanzi, Esquire. The Petitioner seeks approval of the non-density transfer of 1.69321 acres, more or less, from the subject property, zoned R.C.4, to an adjoining lot owner, and to permit future residential accessory structures to be located thereon without further hearing. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were William E. Burns, property owner, and Marvin D. and Janet B. Miller, adjacent property owners. Mrs. Miller is Mr. Burns' sister and the recipient of the non-density transfer. Also present was A. Leroy Snyder, Registered Property Line Surveyor, who prepared the site plan for this property, and J. Neil Lanzi, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that Mr. Burns owns several parcels of land in the vicinity of Big Falls Road, between the NCR Trail and Hicks Road in White Hall. The parcel which is the subject of this request consists of a gross area of 69.524 acres, more or less, zoned R.C.4, and is unimproved. The subject parcel, known as 17909 Big Falls Road, is located

ORDER RECEIVED FOR FILING

Date

By

near the intersection of Big Falls Road and Hicks Road and is separated from that corner by a small, square-shaped parcel containing approximately 0.55098 acres. That parcel is owned by Mr. & Mrs. Miller and is located immediately adjacent to the aforementioned intersection. The Miller property, known as 17801 Big Falls Road, is improved with a one-story brick and frame dwelling, and two small sheds.

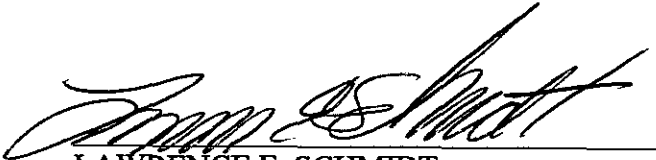
The Petitioner seeks approval of a transfer of a portion of his property which is adjacent to the side and rear of the Miller lot. As shown on the plan, Mr. Burns proposes to transfer 1.69321 acres of his land which abuts the Miller property for the purpose of providing the Miller's with a larger lot and yard area. This parcel is identified as Parcel A on the site plan. Relief is also requested to allow the construction of a shed on Parcel A. While Parcel A will not be improved with a principal building, the proposed shed will serve as an accessory structure to the Miller dwelling and will be used to store lawn and garden tools and equipment. No density attributable to the Burns' tract will be associated with this conveyance. Testimony indicated that Mr. Burns proposes the non-density transfer at this time in that he envisions further subdividing his property. Moreover, a minor subdivision plan was submitted at the hearing which shows that a lot will be carved from the remaining Burns' tract to permit the construction of a single family dwelling for another member of Mr. Burns' family.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the requested relief. The proposed non-density transfer of 1.69321 acres to the Millers will not be detrimental to surrounding properties and appears appropriate to enlarge the open space and yard area of the Miller property, which is located in an agricultural area. Moreover, permission to place a shed on that land is appropriate. The shed will be accessory to the use of the Miller property and is necessary to store the machinery used to maintain same. Thus, in my view, the relief requested is appropriate and should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of July, 1999 that the Petition for Special Hearing to approve the non-density transfer of 1.69321 acres, more or less, zoned R.C.4, from the subject property to an adjoining lot owner, and to permit future residential accessory structures to be located on that land, identified as Parcel A, without further hearing, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

66/10/99
2/30/99
JES



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 30, 1999

J. Neil Lanzi, Esquire
409 Washington Avenue, Suite 617
Towson, Maryland 21204

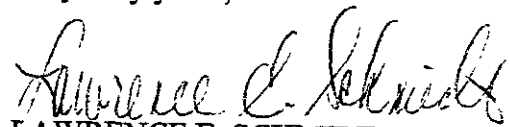
RE: PETITION FOR SPECIAL HEARING
SE/Corner Big Falls Road and Hicks Road
(17909 Big Falls Road)
7th Election District -- 3rd Councilmanic District
William E. Burns - Petitioner
Case No. 99-427-SPH

Dear Mr. Lanzi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,



LAWRENCE E. SCHMIDT

Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. William E. Burns
17909 Big Falls Road, White Hall, Md. 21161
Mr. & Mrs. Marvin Miller
17801 Big Falls Road, White Hall, Md. 21161
People's Counsel; Case File

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Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 17801 9th
17909 Big Falls Road
which is presently zoned RC4

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

The non-density transfer of 1.69321 acres + of RC4 zoned land to an adjoining lot owner and to permit ~~the~~ future residential accessory structures to be located on Parcel A without further hearing. (PARCEL "A" NOT IMPROVED WITH A PRINCIPAL BUILDING)
JNH

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

J. Neil Lanzi
Name - Type or Print _____
Signature J. Neil Lanzi _____
J. Neil Lanzi, P.A.
Company _____
409 Washington Ave, Ste 617 (410) 296-0686
Address _____ Telephone No. _____
Towson, MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

William E. Burns
Name - Type or Print _____
Signature William E. Burns _____
Signature _____
Name - Type or Print _____
Signature _____
17909 Big Falls Road (CONTACT ATTORNEY)
Address _____ Telephone No. _____
Whitehall MD 21161
City _____ State _____ Zip Code _____

Representative to be Contacted:

J. Neil Lanzi
Name _____
409 Washington Ave Ste 617 (410) 296-0686
Address _____ Telephone No. _____
Towson MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING _____

Reviewed By JL Date 4/28/99

Case No. 99-427-SPH

Date 4/15/98

By _____

ORDER REQUIRED FOR FILING
Date 4/15/98
By _____

A 27

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

(410) 239-7744

Zoning Description

(410) 374-9695

#17801 Big Falls Road

April 26, 1999

Beginning for the same at a point in or near the center of Big Falls Road at a distance of 245 feet east of the centerline of Hicks Road; thence the following courses,

- 1.) S 61° 08' 52" W 124.92 feet; thence,
- 2.) S 55° 54' 02" W 142.96 feet; thence,
- 3.) S 11° 19' 20" E 322.72 feet; thence,
- 4.) N 65° 14' 00" E 231.75 feet; thence,
- 5.) N 51° 49' 01" E 105.15 feet; thence,
- 6.) N 23° 34' 39" W 321.63 feet to the point of beginning.

Containing 2.24419 Acres of land, more or less.

Known as #17801 Big Falls Road.



Being a part of that parcel of land conveyed by Ruth A. Pearce, et al to William Edwin Burns by deed dated November 5, 1966 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 4693 folio 080 etc.

Saving and excepting 0.55098 acres of land conveyed by Edwin M. Burns and Helen E. Burns, his wife, to Marvin Douglas Miller and Janet Burns Miller, his wife, by deed dated August 13, 1959 and recorded among the Land Records of Baltimore County, Maryland in Liber W.J.R. 3578 folio 374 etc.

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 067813

JD 421

DATE 4/28/99 ACCOUNT 80016150

AMOUNT \$ 50.00

RECEIVED FROM: NEIL LANZI PA

FOR: Res. SPH

99-427-SPH

PAID RECEIPT
PROCESS ACTUAL TIME
4/28/1999 4/28/1999 09:46:13
REG 1501 CASHIER JOCIE JIM DRAMER 1
Dept 5 528 ZONING VERIFICATION
Receipt # 097461
CR NO. 067813
Receipt for 50.00
50.00 OK
Baltimore County, Maryland
DEPN

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

**NOTICE OF ZONING
HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-427-SPH
17801 Big Falls Road
S/S Big Falls Road, 250'
E. of Hicks Road
7th Election District
3rd Councilmanic District
Legal Owner(s):

William E. Burns

Special Hearing: to approve the non-density transfer of 1.69321 +/- acres to an adjoining lot owner and to permit further residential accessory structures to be located on Parcel "A" without further hearings.

Hearing: Monday, June 14, 1999 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Bodley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

54444 May 27 C315156

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/27/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/27/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 427

Petitioner: William E. Burns

Address or Location: ~~17909~~ Big Falls Road
17801

PLEASE FORWARD ADVERTISING BILL TO:

Name: Nick Canzi

Address: 409 Washington Ave Suite 617
Towson MD 21204

Telephone Number: 410-296-0686

Revised 2/20/98 - SCJ

00.427.SPN

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-427-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A SPECIAL HEARING TO APPROVE A NON-DENSITY TRANSFER
OF 1.69321 AC± OF RC-4 ZONED LAND TO AN ADJOINING LOT OWNER
AND TO PERMIT ^{FUTURE} ~~ANY FURTHER~~ RESIDENTIAL ACCESSORY STRUCTURES
TO BE LOCATED ON PARCEL "A" WITHOUT FURTHER HEARINGS (PARCEL "A"
NOT BEING IMPROVED WITH A PRINCIPAL BUILDING)

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 14, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-427-SPH
17801 Big Falls Road
S/S Big Falls Road, 250' E of Hicks Road
7th Election District – 3rd Councilmanic District
Legal Owner: William E. Burns

Special Hearing to approve the non-density transfer of 1.69321 +/- acres to an adjoining lot owner and to permit further residential accessory structures to be located on Parcel "A" without further hearings.

HEARING: Monday, June 14, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: J. Neil Lanzi, Esquire
William E. Burns

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 30, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
May 27, 1999 Issue – Jeffersonian

Please forward billing to:

Neil Lanzi, Esquire
409 Washington Avenue
Suite 617
Towson, MD 21204

410-296-0686

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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HEARING: Monday, June 14, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 11, 1999

J. Neil Lanzi, Esq.
409 Washington Avenue, Suite 617
Towson, MD 21204

RE: Case No.: 99-427-SPH
Petitioner: Burns
Location: 17801 Big Falls Road

Dear Mr. Lanzi:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 28, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

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**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

MAY 11 1999

Arnold, David L. Director
County Administration and Development Management
Baltimore County Office Building
Towson, MD 21284
MAIL STOP 1000

RE: BALTIMORE COUNTY FIRE DEPARTMENT

MEMORANDUM FOR THE DIRECTOR OF THE BALTIMORE COUNTY FIRE DEPARTMENT

FROM: THE BALTIMORE COUNTY FIRE DEPARTMENT

RE: BALTIMORE COUNTY FIRE DEPARTMENT

Enclosed for your review are the proposed amendments to the Baltimore County Fire Department's Standard Operating Procedures (SOPs) for the Fire Department's response to a fire alarm. The proposed amendments are intended to improve the Fire Department's response time and to ensure that the Fire Department is able to respond to a fire alarm in a timely and efficient manner.

THE BALTIMORE COUNTY FIRE DEPARTMENT HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEMS:

1. BALTIMORE COUNTY FIRE DEPARTMENT

REMARKS: THE BALTIMORE COUNTY FIRE DEPARTMENT

1. BALTIMORE COUNTY FIRE DEPARTMENT, PHONE 410-887-4500, MAIL STOP 1000

END



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 17, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for May 17, 1999
 Item Nos. 423, 424, 425, 427, 429,
 431, 432, and 433

(Item Nos. 426 and 434 were BLANK.)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

LES
6/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: May 10, 1999

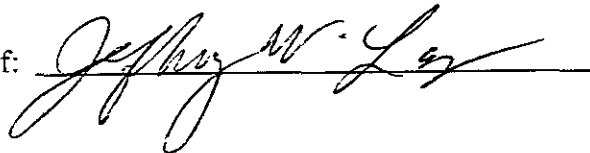
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 423, 424, 425, 427, 430, 432 and 433

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.6.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 427

JLL

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
17801 Big Falls Road, S/S Big Falls Rd, 250' E of
Hicks Rd, 7th Election District, 3rd Councilmanic

Legal Owners: William E. Burns

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-427-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of May, 1999, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esq., 409 Washington Avenue, Suite 617, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 27, 1999

J. Neil Lanzi, Esquire
409 Washington Avenue
Suite 617
Towson, MD 21204

Dear Mr. Lanzi:

RE: Case Number 99-427-SPH, 17801 Big Falls Road

The above matter, previously assigned to be heard on June 14, 1999 has been postponed at your request. The hearing has been **rescheduled for Tuesday, June 29, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

c: William E. Burns

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

J. NEIL LANZI, P.A.
ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: jnlanzi@ix.netcom.com

5/25/99 p.stp.
g
SJ
OK

COLUMBIA

Suite 1200, Merrill Lynch Bldg
10320 Little Patuxent Parkway
Columbia, Maryland 21044

Reply to Towson

J. Neil Lanzi

OF COUNSEL

Fred L. Coover*

*Also Admitted in District of Columbia

May 24, 1999

Hand-Delivered

Arnold Jablon, Director
Baltimore County
Department of Permits
and Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Case No. 99-427-SPH
17801 Big Falls Road

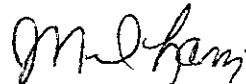
Dear Mr. Jablon:

This letter is to request a postponement of the above referenced zoning hearing presently scheduled for Monday, June 14, 1999 at 9:00 a.m. The basis for the request is that I have a Circuit Court appeal hearing scheduled for Monday, June 14, 1999 at 9:30 a.m. in Civil Action No. 3-C-99-00485, which hearing was specially set several months ago.

In the event you agree to postpone this case, I would respectfully request the hearing not be scheduled during the week of June 21 – 25 as I am scheduled for trial in the Circuit Court for Baltimore City. I would further request the hearing not be scheduled July 9, 12, 13, 29 or 30, 1999, as I will be out of state on vacation.

Thank you very much for your consideration.

Very truly yours,



J. Neil Lanzi

cc: Mr. and Mrs. Marvin Miller

99-1377

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

NEIL LANZI

409 Washington Ave Ste 617 Towson

Roy SARDER

1911 Hanover Park HAMPSHIRE MD 21074

Marvin D. Miller

17801 Big Falls Rd White Hall
21161 Md.

WILLIAM E. BURNS

17909 Big Falls Rd. White Hall
Md. 21161

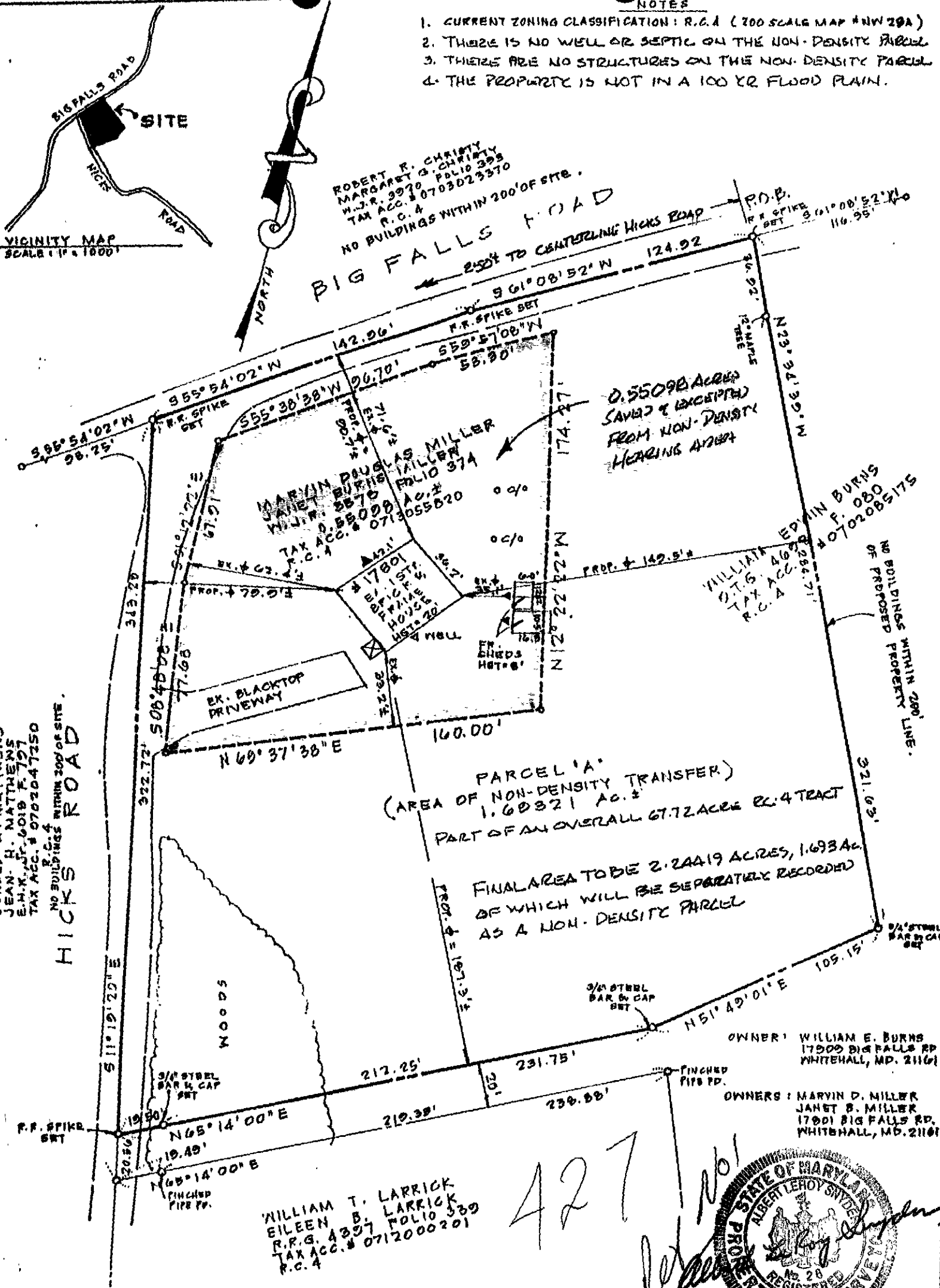
Janet B. Miller

17801 Big Falls Rd. White Hall,
md. 21161



NOTES

1. CURRENT ZONING CLASSIFICATION: R.C.4 (700 SCALE MAP #NW 29A)
2. THERE IS NO WELL OR SEPTIC ON THE NON-DENSITY PARCEL
3. THERE ARE NO STRUCTURES ON THE NON-DENSITY PARCEL
4. THE PROPERTY IS NOT IN A 100 YR FLOOD PLAIN.



**PLAN TO ACCOMPANY
ZONING HEARING FOR SPECIAL EXCEPTION
#17801 BIG FALLS ROAD**

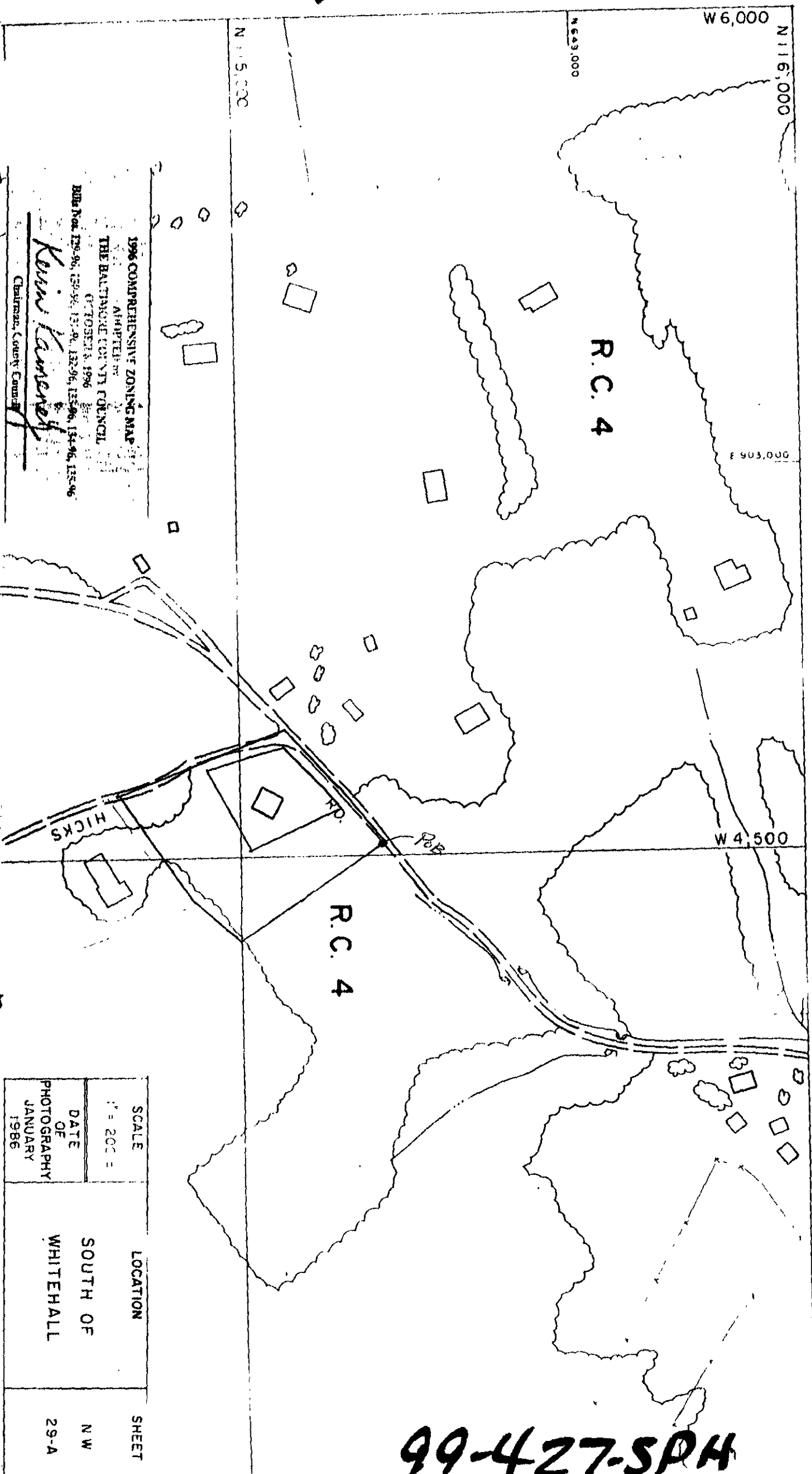
7TH ELECTION DISTRICT
SCALE: 1" = 50'
COUNCILMANIC DISTRICT: 3

BALTIMORE COUNTY, MARYLAND
DATE: APRIL 26, 1999
CENSUS TRACT: 4071

PREPARED BY:
A.L. SNYDER
SURVEYOR, INC.
1911 HANOVER PIKE
HAMPSTEAD, MD. 21074
410-239-7744

JOB NO. 98018

99.427-SPH

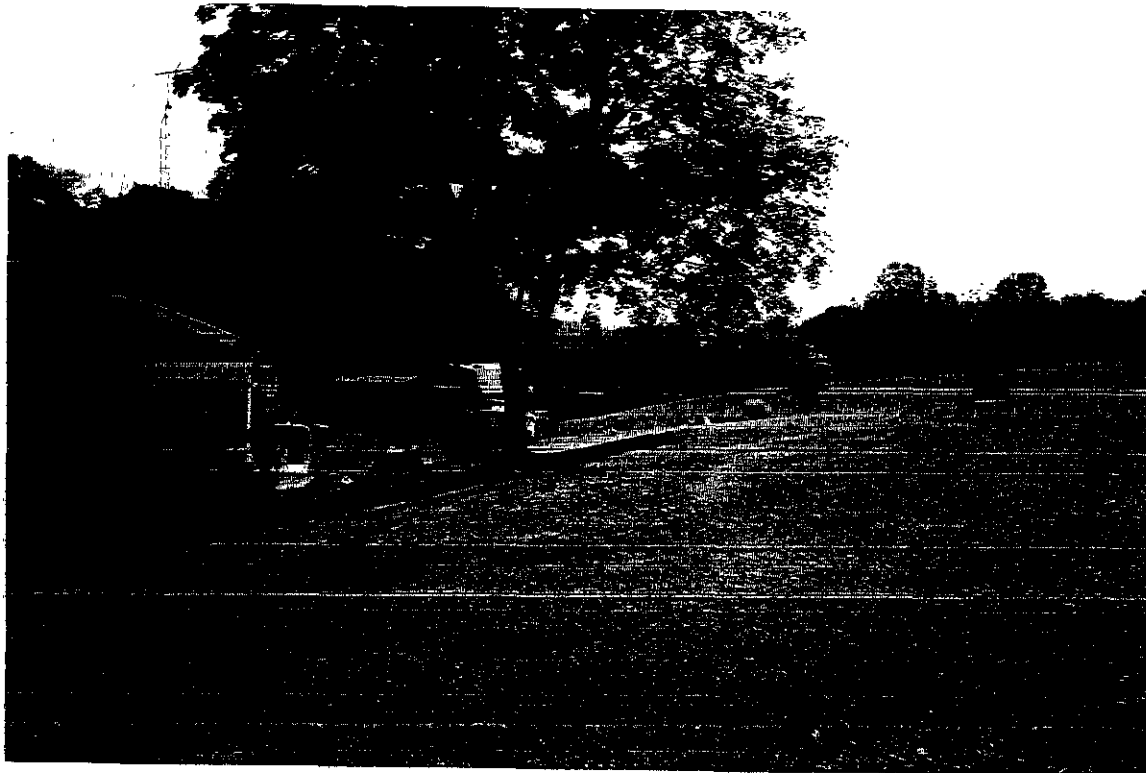


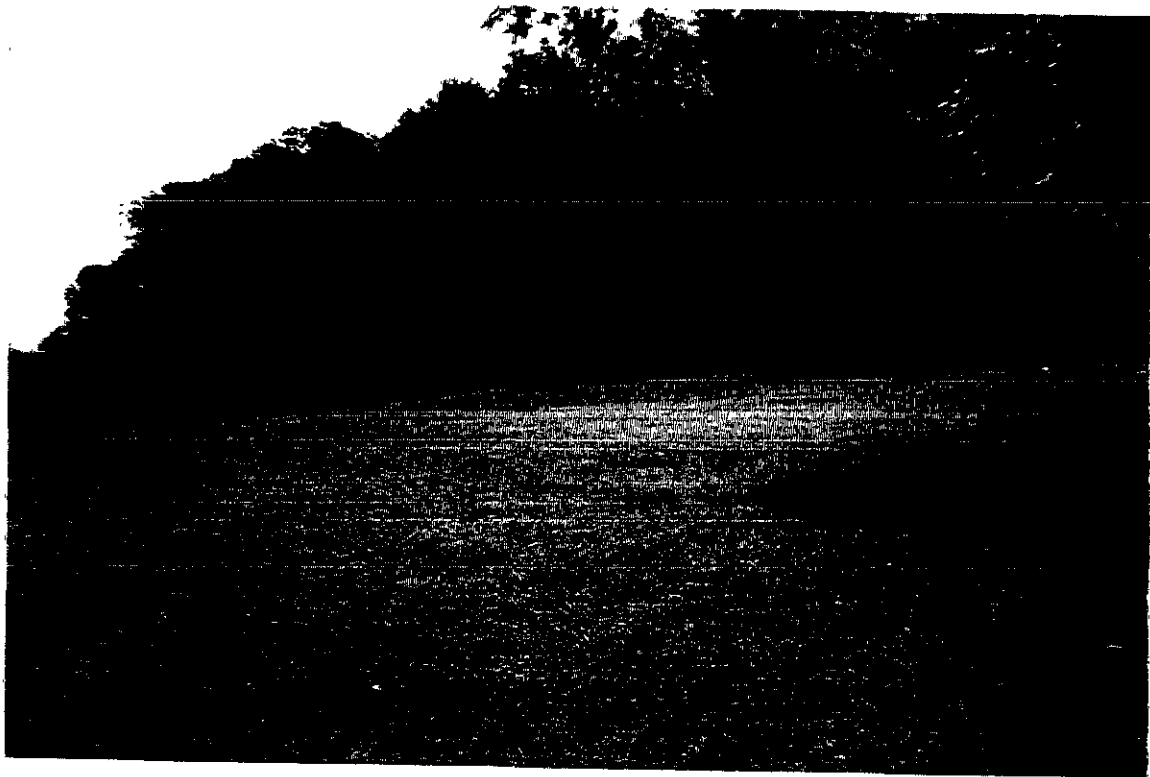
427

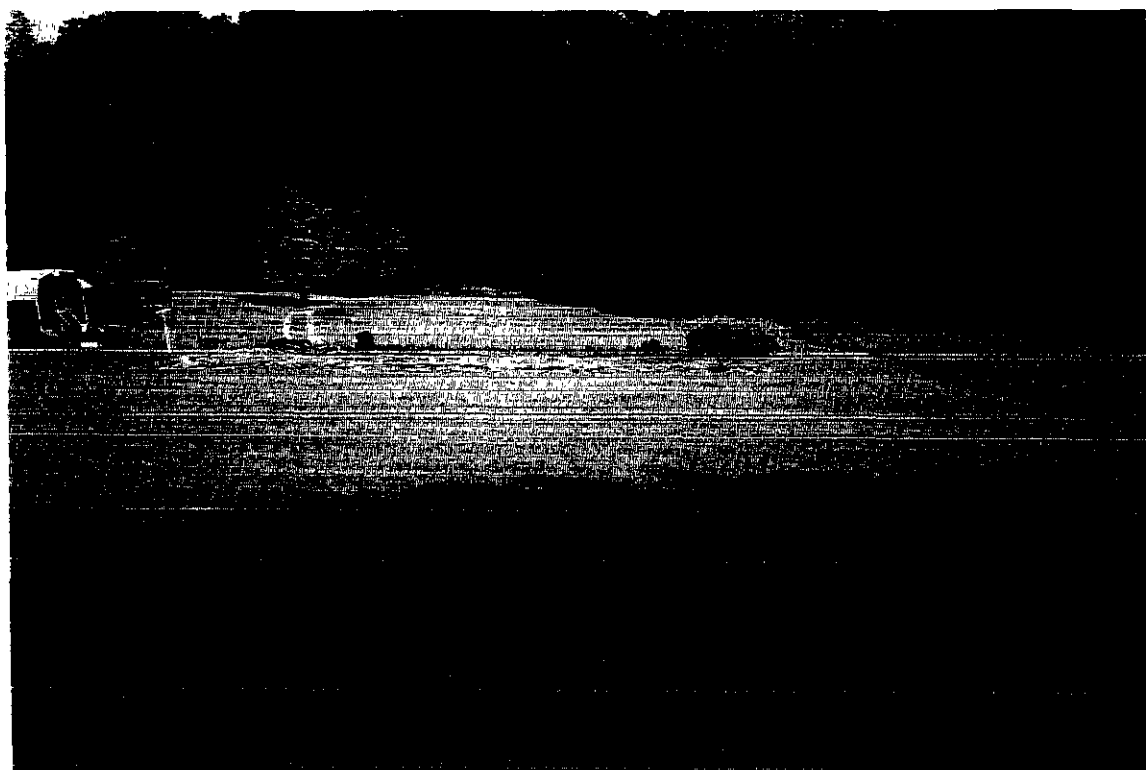
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photographs

Ref. 2A-2F
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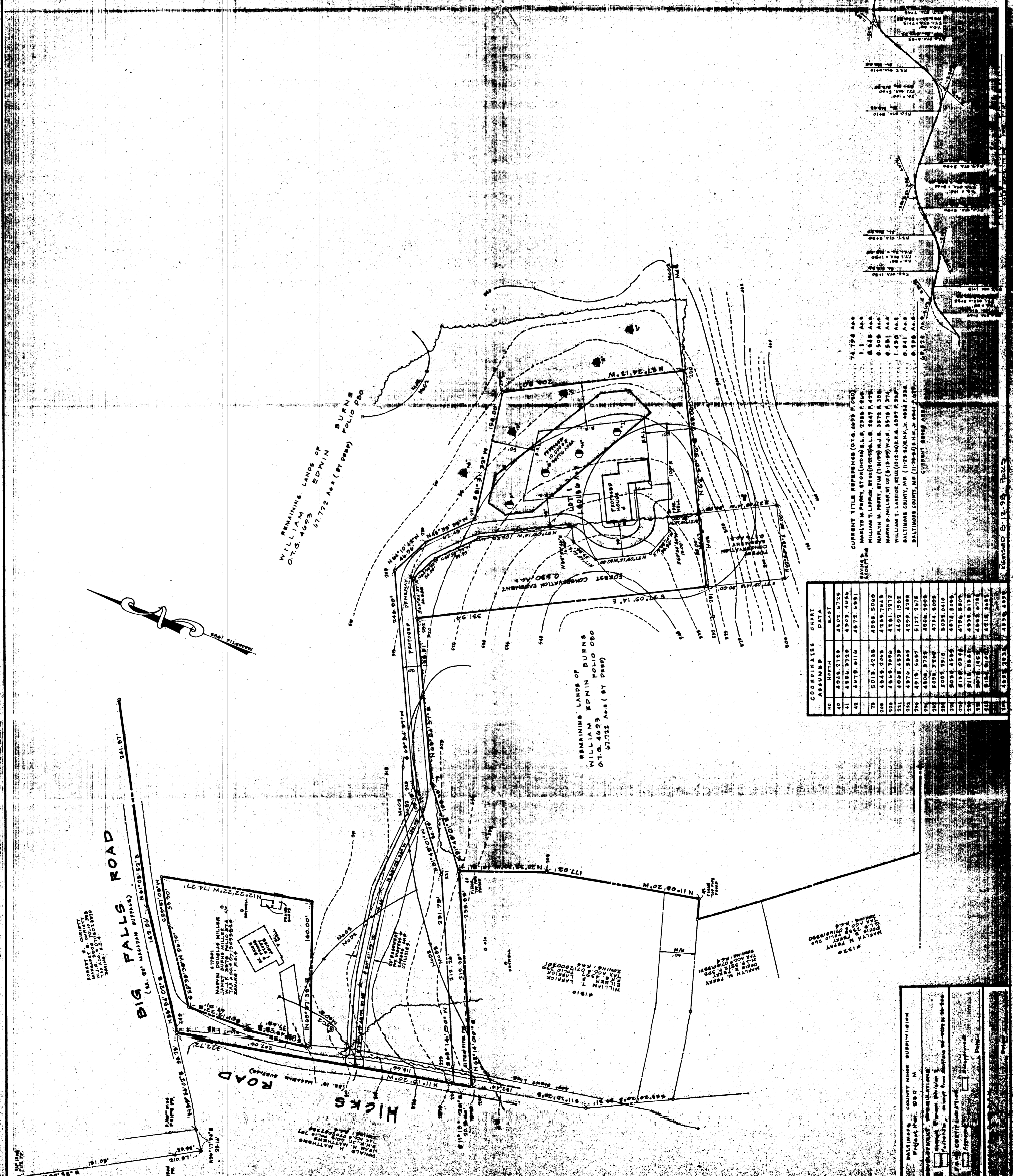
VICINITY MAP: 1:10,000

- NOTES:
1. CURRENT TITLE REFERENCE: DEED REFERENCE: O.T.G. 4699 FOLIO 080. OWNER: WILLIAM EDWIN BURNS. GRANTOR: WILLIAM EDWIN BURNS. GRANTOR: WILLIAM EDWIN BURNS.
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MINOR SUBDIVISION PLAN OF THE
WILLIAM EDWIN BURNS PROPERTY
 BALTIMORE COUNTY, MARYLAND
 DATE: JUNE 9, 1958
 SCALE: 1" = 50'

PREPARED BY:
AL SNYDER
 SURVEYOR
 1811 HANOVER ST.
 BALTIMORE, MD. 21201
 DATE: JUNE 9, 1958

BALTIMORE COUNTY MINOR SUBDIVISION
 Project No. 050 M
 Subdivided: 0.50 Acre
 Original: 0.50 Acre
 Date: June 9, 1958



COORDINATES	CHART	DATA
NO.	ASSUMED	DATA
10	4248.7139	4372.0725
11	4248.7139	4372.0725
12	4248.7139	4372.0725
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100	4248.7139	4372.0725

CURRENT TITLE REFERENCE: O.T.G. 4699 FOLIO 080. OWNER: WILLIAM EDWIN BURNS. GRANTOR: WILLIAM EDWIN BURNS. GRANTOR: WILLIAM EDWIN BURNS.

REVISIONS: 0-12-58, 1958